

**Location: Rockport Town Hall, Meeting Room A**

**Present:** Larry Neal/Chairman, Alan MacMillan, Rob Claypool, MaryAnn Lash, Charlie Allen, Mel Michaels/Associate Member, David McKinnon/Associate Member, Bailey Coates/Student Member, Andrea Nichols/ Secretary, Geralyn Falco/Conservation Agent. The Rockport Conservation Commission (RCC) is a five member volunteer board. Five voting members are present.

**Citizen Inquiries:**

*Bob Benham (R.C. Benham, Inc.), for 47 Main Street (Toad Hall Bookstore)* – requests permission to do minor repairs on seawall, including chinking small holes with cement and larger voids with stone; shows photos of seawall; will use hand tools (no equipment on beach); and requests maintenance program so he does not have to return to RCC yearly. RCC’s concerns are no maintenance plan and suggests coordination with DPW (who works on beach yearly). Chairman Neal moves to approve seawall repair as described; Mr. MacMillan seconds. Vote 5:0.

*Jack Campbell, 17 Railroad Avenue* - requests minor amendment to Determination of Applicability (RDA 10-14); project was not constructed but new plan is reduced from approved plan; new plan is submitted, showing drainage to catchbasins which flows to Mill Brook (one catchbasin has oil/gas separator); no increase in run-off into Mill Brook. Chairman Neal moves to approves to amend DA, then amends motion to say: motion to approve minor amendment to DA; Mr. MacMillan seconds. Vote 5:0.

**Stewardship**

Embrace Open Space – RCC discusses how open space benefits town; documents discussed include those from Heidi Ricci (Mass Audubon) regarding tax revenue vs open space values; “The Economic Impact of Proximity to Open Space on Single-Family Home Values in Washington, County, Minnesota”, “Farmland Information Center Fact Sheet, Cost of Community Services Studies”, and The Trust for Public Land’s “The Return on Investment in Parks and Open Space in Massachusetts” (summary); documents say that rather than reducing tax revenues, open space actually increases revenues. RCC needs to educate/be educated on value of open space; considers releasing Executive Session minutes on land acquisition topic (specifically regarding Woodland Acres); continues to discuss Woodland Acres openly; explain that BOS has not voted on request to acquire Woodland Acres for open space; invite Essex County Greenbelt Association to discuss acquiring land in Rockport for open space.

**Minutes:**

**03/04/15:** Mr. MacMillan moves to approve minutes as amended; Mrs. Lash seconds. Vote 5:0.

**New Hearings**

**NOI 62-0706, Charles Tarbell, 24 Old County Road (Map 21/Lot 60D).** *Renovate existing pier foundation and add 2<sup>nd</sup> story addition to cottage on a barrier beach and within Land Subject to Coastal Storm Flowage.* Greg Cefalo is present for applicant and makes presentation; project is to remove cottage, secure foundation pilings including some shear foundation walls, rebuild cottage on same footprint (similar to other approved projects on beach); FEMA elevations have

changed, requires higher foundation elevation; DEP has not assigned number. RCC concerns are: foundation elevation need to be noted by registered surveyor; deck/entrance on south side looks new (entrance to be moved from north side of cottage, no increase in deck space); no DEP number. BOS has not seen project. Chairman Neal moves to continue hearing until April 1, 2015; Mr. Claypool seconds. Vote 5:0. With permission from the Applicant, hearing is continued until April 1, 2015 pending DEP number. Hearing is continued. **The digital voice recording of this hearing will be retained until all appeal periods have passed and all appeals resolved.**

#### **Continued Hearings**

**NOI 62-0706, Five Gully Point Nominee Trust (Samuel Smart, Trustee), 5 Gully Point Road (Map26/Lot 71).** *Construct a deck within 100' of a coastal bank and within Land Subject to Coastal Storm Flowage.* Bill Manuell (Wetlands & Land Management) is present for applicant and submits revised plan; discusses mitigation (removing invasive plants and creating avian island). RCC concerns include: mitigation within 25' No-Disturb Zone; need for multiple treatments of invasives; and filling land subject to coastal storm flowage. Mr. Manuell asks if deck can be extended two (2) additional feet to accommodate railings; RCC agrees to deck extension in No-Disturb Zone. Mr. Manuell will redesign deck and submit revised plan. With permission from the Applicant, hearing is continued until April 1, 2015 pending new plan. Hearing is continued. **The digital voice recording of this hearing will be retained until all appeal periods have passed and all appeals resolved.**

**Chairman Neal moves to adjourn meeting; Mr. Claypool seconds. Vote 5:0.**

**8:44 PM**

*RCC ► Meeting adjourns 8:44 PM ◄ RCC*